

**ECKERSLEY-HALL BUILDING COMMITTEE
MIDDLETOWN SENIOR/COMMUNITY CENTER
DECEMBER 14, 2015
61 DURANT TERRACE
6:00 PM**

Members Present: Joe Samolis, Trevor Davis, August DeFrance IV, Ed Dypa, Ryan Kennedy, Annabelle Malone, Ed Monarca, Phil Pessina, Larry Riley, Bill Wasch
Members Absent: None
Others Present: Beth Lapin, Deb Stanley (staff)

1.0 OPEN MEETING

Chair Joe Samolis opened the Eckersley Hall Building Committee meeting at 6:01 PM at the Middletown Senior/Community Center.

2.0 APPROVAL OF MINUTES

Chair Samolis asked for approval of the August 10, 2015 minutes. Ed Dypa made the motion to accept, seconded by Augie DeFrance. The vote to approve was unanimous with one abstention.

3.0 FINANCIAL REPORT

FINANCIAL STATEMENT

Beth presented the financial report from December 7, 2015. Expenses since the previous meeting included pre-approved payments for SP+A and Electric Works plus salary for secretary/assistant and bonding money. Moved by Augie DeFrance, and seconded by Ed Monarca, the financial report acceptance passed unanimously.

BUDGET ITEMS

Chair Samolis requested that the committee confirm an email poll vote to pay an invoice from 08/27/15 from Electric Works for \$400 to reprogram the parking lot lights. Moved by Phil Pessina and seconded by Ed Dypa, the vote to confirm this expenditure was unanimous.

Chair Samolis indicated that he would hold on confirmation of poll vote for payment of \$2,250 to SP+A, due to outstanding items.

Chair Samolis requested that the committee confirm an email poll vote taken 12/04/15 to create a purchase order for \$1,316.62 for two lights for the stairwell. Moved by Ed Dypa and seconded by Larry Riley, the vote to confirm this expenditure was unanimous.

4.0 PUBLIC COMMENTS

Trevor suggested a cost analysis of geothermal system might show what was saved. Joe said he would ask John Hall (or his replacement) to look into that. The committee also asked Deb to report on member numbers and usage of the center..

There were no other comments. Ed Dypa moved to close the public comment period. Seconded by Phil Pessina, the vote to approve was unanimous.

5.0 NEW BUSINESS

LEED STATUS

Beth and Joe Samolis spoke with John Ireland on November 23, 2015 about the LEED application. John needed several items, including number of full-time and part-time staff; names of businesses within a half-mile; public transportation schedules; city policy on recycling; and city ordinance on smoking policy. Beth submitted these materials to him last week.

ROOM NAMING

Joe indicated the Common Council now retained the authority to name rooms. Annabelle suggested that no other rooms be named. If anyone else wanted to nominate names, they can send them to Beth to be submitted.

SHPO UPDATE

Beth reported that she filed all pertinent papers for the SHPO Restoration Grant, including a twenty-year easement on the property. The final report was accepted and the grant amount of \$172,300 has been received by the city.

Part 4 of the SHPO Tax Credit application was accepted, so Jan Cunningham was working on the final part of the application. Joe was in touch with Tom Dorsey at EverSource, who was still prepared to purchase the credits. Beth was working with the finance office to finalize the Schedule of Values and the audit to submit with Part 5. The auditors were reviewing the process.

CALENDAR

Because the committee's project was close to completion, Joe said we will call Special Meetings for 2016 on the same schedule as previous meetings, only when there is action to be taken. Beth distributed a list of the potential Special Meeting dates so committee members could reserve the dates.

6.0 OTHER BUSINESS

Joe provided an update on the remaining construction issues. He said Joe Aresco came out to review them: stairwell cracks were exterior walls and nothing could be done; kiln plaster will be covered. The manufacturer of the bathroom floor tiles visited and suggested that they be resealed. Trevor had a contractor who might be able to help. Annabelle asked about the broken curbs; Joe asked Deb to send photograph to Joe Aresco. Joe said the remaining major issue was problems with one HVAC module for office related to humidity.

7.0 ADJURNMENT

Chair Samolis asked for a motion to adjourn. Made by Phil Pessina and seconded by Larry Riley, the vote was unanimous and the meeting adjourned at 6:34 PM.